

Design and Access Statement.

Site address: No.7 lower Strand,

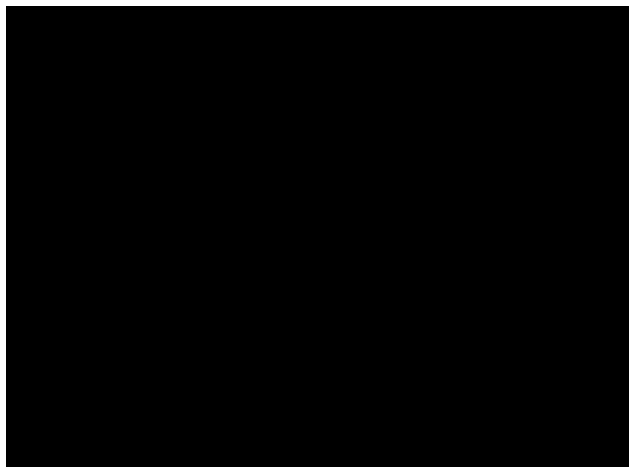
Date: 01/02/2025

Contact Details

Applicant: Mr & Mrs Humphries

Telephone:

Email:



Frontage to 7 Lower Strand and neighbouring properties.

This **Design and Access Statement** accompanies the **Planning Application** and should be read in conjunction with the associated drawings, which provide the primary project details.

This application seeks to amend the previously approved plans and relates to a part-implemented permission.



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

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### PERMISSION FOR DEVELOPMENT

**Application No:** P/18/033/FUL

**Date Application Registered:** 1st May 2018

**Applicant:** Mr & Mrs Humphries  
7 Lower Strand  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0PS

**Agent:** Matthew Ball  
5 Zetland Square Business  
Centre  
Dundas Street  
Richmond  
North Yorkshire  
DL10 7AB

**Site Address:** 7 Lower Strand Hugh Town St Mary's Isles of Scilly TR21 0PS

**Proposal:** Extensions and alterations including 2 no. dormer windows to front, 1 no. dormer window to rear, replacement of UPVC windows with timber, demolition of flat roof extension and replacement with pitched roof extension and removal of existing outbuildings and replacement with single outbuilding for use as additional living space in conjunction with main dwelling.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

**C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

**C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**

- Site Location Plan, Date Stamped 26 April 2018
- Proposed Site Plan, Drawing No PP01, Dated 05.04.2018
- Proposed Elevations and Sections, Drawing No PP03, Dated 04.04.2018
- Proposed Floor Plans, Drawing No PP02, Dated 05.04.2018

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

**PRE-COMMENCEMENT CONDITION – Submission of a Site Waste Management Plan**

**C3 Prior to the commencement of the development, hereby approved, a scheme including details of**

## **Description of Development**

No. 7 has partially implemented the previous planning approval. This application seeks full planning permission for the enlargement of the first floor and the addition of a bay window at the first-floor level only. The accompanying plans illustrate the proposals in detail.

## **Use**

The site remains in private residential use.

## **Amount**

- **Existing total floor area:** 122 sqm
- **Proposed total floor area:** 160 sqm (a net gain of 38 sqm across three floors, partially implemented)
- **Annexe:** 25 sqm (previously approved and constructed at ground level)

## **Layout**

The proposed layout has been carefully designed to minimise impact on the existing structure while enhancing and conserving its original features. The internal arrangement optimises living space, supporting a multigenerational home.

## **Scale and Massing**

The proposed massing is focused at the first floor, extending approximately 3.3m to the rear. The design integrates with the existing roof slope at the second storey and aligns with the ground floor below to maintain proportionality.

## **Appearance**

- Timber windows will be reinstated - Approved
- The front dormers take design cues from other dormers along The Strand. - Approved
- The rear elevation materials reflect the coastal setting, blending harmoniously with the existing granite.
- The overall design remains subtle and respectful of the surrounding architecture.

## **Access**

Rear access is via a right of way from Church Road through 6'0" wide double gates. The rear garden remains fully enclosed by 6-8 ft granite walls, ensuring continued privacy.

## **Landscaping**

A central courtyard is proposed, designed for low maintenance. Surface water drainage will connect to the existing gully system.

## **Amenity**

The proposals will not result in any loss of amenity for either the applicants or neighbouring properties. Both adjacent gardens contain buildings that inherently prevent overlooking from the second-floor cat-slide dormer. The open space within the site will be enhanced as part of the development.